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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

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October 22, 2003

Diane O'Quinn Williams
Director
Miami-Dade Planning & Zoning
Department
111 N.W. 1st Street
Miami, Florida 33131

Letter of Intent

RE: Application by BCG Partners, L.L.C., a Florida limited liability company, for district boundary change from AU (Agricultural-Residential 5 Acres Gross) to EU-M (Estates Modified 1 Family, 15,000 square feet net) on property located at the S.W. corner of S.W. 192 Avenue and S.W. 304th Street, Miami-Dade County, Florida.

Dear Ms. O'Quinn:

Our office represents BCG Partners, L.L.C., a Florida limited liability company ("Applicant") in the above referenced request for district boundary change from AU to EU-M on a 19.14-acre parcel of land located at the S.W. corner of S.W. 192 Avenue and S.W. 304th Street, Miami-Dade County, Florida ("Property").

The Property is designated by the Miami-Dade County Comprehensive Development Master Plan as Low Density Residential, permitting between 2.5 and 6.0 residential units per gross acre. The Property is bounded by the City of Homestead on the north, by EU-M and RU-1 zoned properties on the east, by RU-1 developed properties on the south and by AU land to the west.

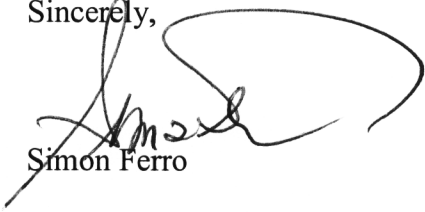
In 2002 Applicant applied for a district boundary change for RU-1 on the Property and proffered a site plan and covenant limiting the maximum number of units on the site to 50. Although the request received a recommendation of approval from the Planning & Zoning Director it was denied by the Community Council and, on appeal, by the County Commission.

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Applicant's current request for EU-M zoning will provide greater compatibility with surrounding developments and uses, and will be a proper transition to the Estate Density-designated lands west of S.W. 192nd Avenue.

Therefore, applicant respectfully requests approval of this application.

Sincerely,



Simon Ferro